



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	1/8/08	AGENDA REQUEST NO:	VI G
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	SANDERS GLEN AT RIVERSTONE – PRELIMINARY PLAT CONSIDERATION AND ACTION
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EXHIBITS:	VICINITY MAP, RIVERSTONE GENERAL PLAN, PROPOSED PRELIMINARY PLAT
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>

RECOMMENDED ACTION

Approval of Sanders Glen at Riverstone Preliminary Plat with one (1) condition:
• Final Plat approval of Lake Riverstone Dr., L.J. Parkway and University Blvd.

EXECUTIVE SUMMARY

This is the Preliminary Plat for Sanders Glen at Riverstone. It is part of the first series of plats in the Riverstone development in the City of Sugar Land's extraterritorial jurisdiction (ETJ). The proposed plat consists of approximately 32.1 acres and 90 residential lots. It is located in the southern portion of Riverstone, in MUD 128 and in LID 15. L.J. Parkway will provide primary access to this subdivision.

The General Plan for Riverstone was approved in 2003. The proposed plat is generally consistent with the 2003 approved General Plan, which shows the subject area as single-family residential. Compliance with the General Plan is not as exact as the Commission normally sees. For example, in Telfair, the outline and location of streets and sections of plats can be directly shown on the approved Telfair General Plan. There has been some discussion between the developer and Planning staff of the extent to which this plat, and the two other preliminary plats on the January 8 agenda, must follow the General Plan. However, we've recognized that the

determination ultimately is up to the Commission. According to the developer, an amendment to the General Plan is forthcoming, but in the interest of time and his need to respond to market demand, he has requested these three plats be approved. That amendment will reportedly more accurately reflect the street and lot layout shown in this plat and in the other two plats.

More specifically, the lots in this subdivision comply with all applicable development regulations. The Subdivision Regulations (Ch. 5, Dev. Code) apply in the ETJ, and the plat is in compliance in terms of lot sizes, widths, depths, building lines and other related aspects that are found in the Subdivision Regulations.

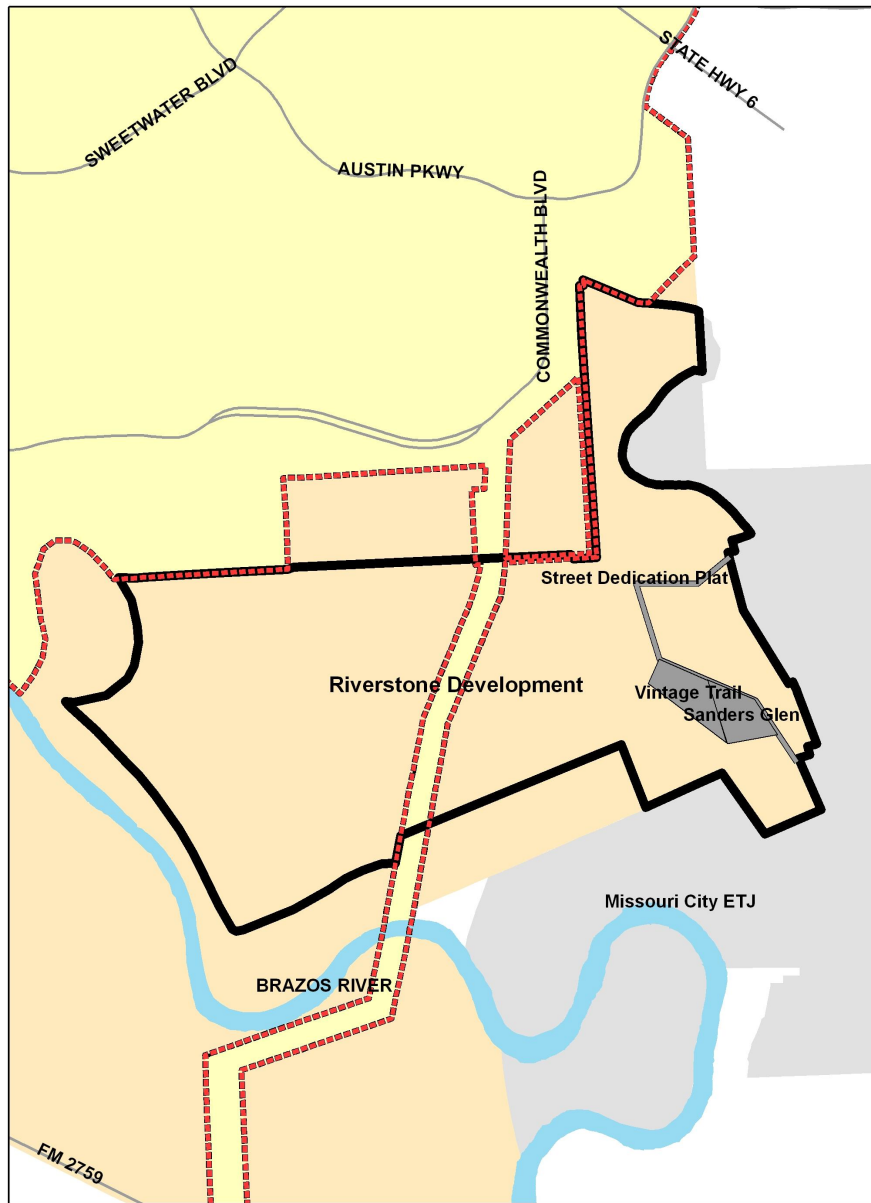
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

CC: Rachel Steele, landplan@krga.com


EXHIBITS

Vicinity Map:

Riverstone Plats



-  Sugar Land City Limit
-  Sugar Land ETJ

 1,000 Feet

Proposed Residential Plat Area

RIVERSTONE
A Master Planned Community
City of Sugar Land

D-3
LAND USE & PARCELIZATION PLAN

LEGEND

LAND USE	ACRES
RESIDENTIAL	1,688.87 ACRES
SINGLE FAMILY DETACHED (R-1)	899.91 AC
SINGLE FAMILY ATTACHED (R-2)	94.16 AC
SINGLE FAMILY PLOT (R-3)	113.23 AC
RESIDENTIAL GOLF VILLA (R-4)	15.41 AC
CONDOMINIUM RESIDENTIAL (R-5)	8.84 AC
MULTI-FAMILY RESIDENTIAL (R-6)	20.63 AC
RESIDENTIAL TOWN HOME (R-7)	94.12 AC
RESIDENTIAL COMMERCIAL (R-8)	75.37 AC
MULTI-FAMILY COMMERCIAL (R-9)	25.75 AC
COMMERCIAL	99.79 ACRES
COMMERCIAL (B-1, B-1.1, B-1.2)	95.75 AC
EDUCATION	16.63 ACRES
ELEMENTARY SCHOOL, PARK, GYMNASIUM	15.67 AC
OPEN SPACE	916.48 ACRES
GOLF COURSE	157.88 AC
OPEN SPACE (PARKING LOT, ETC.)	317.88 AC
OPEN SPACE (PARKING LOT, ETC.)	317.88 AC
OPEN SPACE (PARKING LOT, ETC.)	317.88 AC
UTILITIES	123.21 ACRES
WATER PLANT & LIFT STATION	54.04 AC
WATER PLANT & LIFT STATION	54.04 AC
WATER PLANT & LIFT STATION	54.04 AC
CIRCULATION	121.69 ACRES
TRANSPORTATION AND COLLECTION STREETS	121.69 AC
DRAINAGE SYSTEM	245.93 ACRES
WATERWAY FACILITIES	245.93 AC
WATERWAY FACILITIES	245.93 AC
PROJECT TOTAL	5,179.20 ACRES
MISSOURI CITY - SUGAR LAND C.T. LINE	

NOTE 1:
Any parcel boundaries from the Subdivision Ordinance shall be indicated through the future adoption of Planned Unit Development or other future regulations.

NOTE 2:
This site plan is for illustration purposes only. The plans may be amended from time to time, and future development of Riverstone should not rely on the future development of Riverstone as shown on this plan. Riverstone is a master planned community and the future development of Riverstone is subject to the future development of Riverstone. The future development of Riverstone is subject to the future development of Riverstone. The future development of Riverstone is subject to the future development of Riverstone.

NOTE 3:
There shall be no lot access drives from the proposed street into the site. The site shall be accessed from the main entrance of the community adjacent to the street.

NOTE 4:
In the event that there are any discrepancies in land use between the current Plan documents, Exhibit C-3 shall govern.

SLA Studio Land Inc. Planners / Landscape Architects

ORIGINAL SCALE: 1"=100'
DATE: September 2011

Proposed Preliminary Plat:

